



COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

June 20, 2022, 5:00 PM

Location: City Hall, 2110 Washington St, New Holstein, WI
Members Present: Gene Woelfel, Brian Giebel, Casey Langenfeld, Richard Rahmlow, Randy Jaeckels, Steve Abrams, Bob Schermetzler, Jack Blattner (virtual)
Others Present: Stu Gross & Tom Leighton (virtual) of Stantec, Mary Kohrell, Jon Bartz from WEDC, Bob Bosma, Richard Snelson

The meeting was called to order by Woelfel. Roll call was taken by Langenfeld. A motion was made by Giebel, seconded by Jaeckels, and carried to approve the agenda as presented.

A motion was made by Giebel, seconded by Rahmlow for Gene Woelfel to be Chairperson, three calls for additional nominations were made with no other nominations made, upon a call of the motion the motion passed.

A motion was made by Jaeckels, seconded by Woelfel, to nominate Brian Giebel as the Vice-Chairperson, an additional call for nominations was made with no other nominations made, upon a call of the motion the motion passed.

A motion was made by Giebel, seconded by Woelfel, to nominate Richard Rahmlow as the Treasurer, a call was made for additional nominations with no other nominations made, upon a call of the motion the motion passed.

A motion was made by Jaeckels, seconded by Schermetzler, and carried to approve the previous minutes.

Neither public participation no communications occurred.

Gross provided a recap on the Tecumseh project to get the new members up to speed on the progress. The city has approximately \$350,000 in CDBG funds remaining, ER-TIF funding and \$250,000 in Idle Sites Grant funds. Gross reminded the group that in order to use the \$250,000 Idle Sites Grant, all of the CDBG and ER-TIF funds need to be expended first. Some of the challenges that the City is up against is putting a scope together to initiate another step in the project, to receive DNR approval and to put a project out for bid before the deadline of December 31, 2022 for the grant dollars. The City may need to relinquish the Idle Sites and possibly the remaining CDBG grant funds. The CDA has agreed to work with Cardinal Capital for the redevelopment and their work has been ongoing. Cardinal is finalizing a focused market feasibility study which will provide them with the information that they need for future use on the property. This plan should be done towards the end of June. This plan will assist the CDA in determining where the redevelopment work will be and what steps can be taken to get started. The Committee discussed the option of asking for an extension on the grants. Additional discussion occurred on the project.

Mary Kohrell provided information on the potential for EPA Technical Assistance. Kohrell explained that for the past three years she has administered for the Countys US EPA Region 5 Brownfield Assessment Grant. The EPA and the DNR has been taking notice of the work that is being done in Calumet County. The County was asked to identify communities within the county that could be Brownfield sites. New Holstein was recommended as one of the communities. The consultants from EPA visited New Holstein and requested a proposal for assistance from the program. Kohrell provided a map the request of the proposed areas that the EPA could focus on for technical assistance in New Holstein. No money would go to the community, the technical assistance comes from their resources. Kohrell informed the committee that the assistance will most likely occur. The needs focus is placed on the adjoining corridor leading to the former Tecumseh site.

The benefit of having a plan with the creditability of the EPA would assist the community in looking for additional assistance or resources to help to implement the plan. Additional discussion occurred.

Langenfeld presented information on UniverCity which is a program offered by UW-Madison to assist communities to create plans for potential projects within the community. The project is a three-phase partnership between UW-Madison and the community. There is a cost of approximately \$25,000 to \$30,000 for each issue-area theme. The deadline for application is August 1, 2022. Langenfeld recapped a document that was previously discussed with the committee about revamping the City's downtown and main corridor and expressed that she thought this this program might be a good fit to help the City address this concern.

Langenfeld indicated that another meeting could occur in July to let the group know what information was gathered from the Brownfield project and the redevelopment project.

Being no further business, the meeting adjourned.

Cassandra Langenfeld, Secretary